

MEMORANDUM

January 6, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

TABLED 12/2/71
TABLED 12/16/71

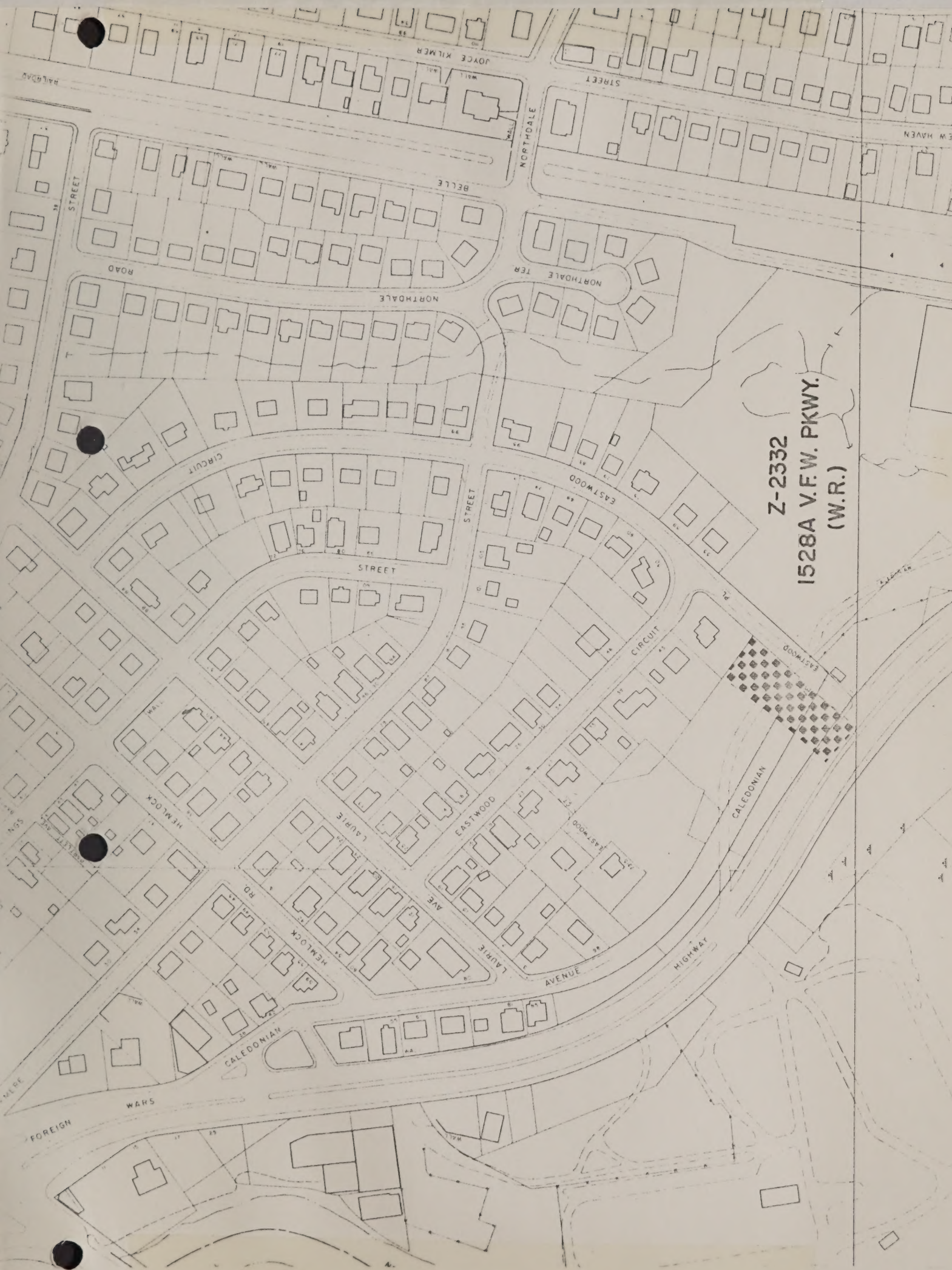
Petition No. Z-2332
Robert Naser
1528A VFW Parkway, West Roxbury

Petitioner seeks a conditional use permit to erect a one story retail tire store and accessory service garage in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A repair garage is conditional in a B-1 district.

The property, located on VFW Parkway near the intersection of Spring Street, contains approximately 22,000 square feet of vacant land. The facility will be consistent with other auto-oriented uses fronting on the highway and complies with conditions required for approval under Section 6-3 of the code. Recommend approval.

VOTED: That in connection with Petition No. Z-2332, brought by Robert Naser, 1528A VFW Parkway, West Roxbury, for a conditional use permit to erect a one story retail tire store and accessory service garage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The facility will be consistent with other auto-oriented uses fronting on the highway and complies with conditions required for approval under Section 6-3 of the code.



Z-2332

1528A V.F.W. PKWY.

(W.R.)

Board of Appeal Referrals 1/6/72

TABLED 12/16/71

Petition No. Z-2343
Arthur McCarthy
510-512 Weld Street
West Roxbury

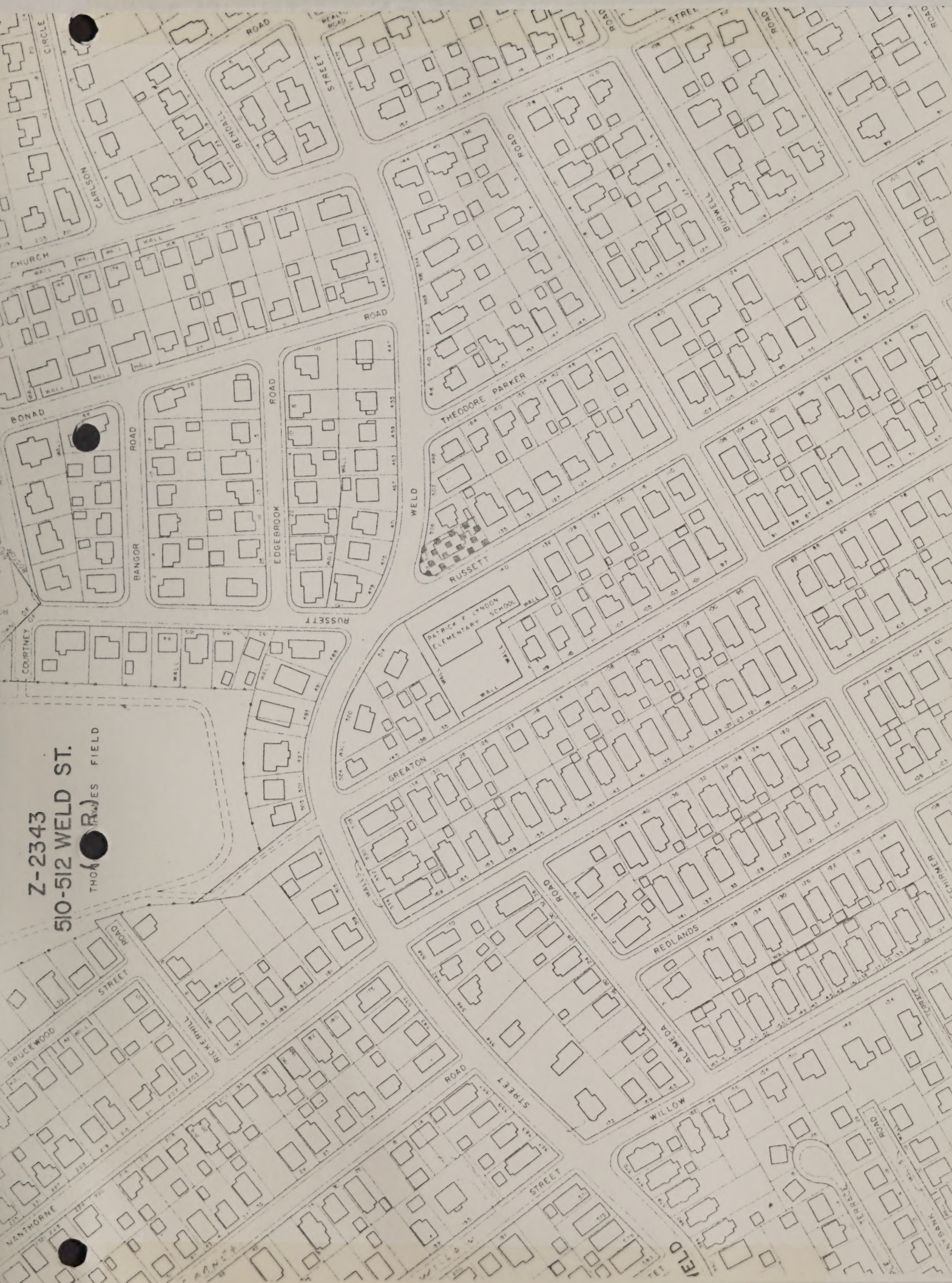
Petitioner seeks a forbidden use permit and four variances for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

| | | <u>Req'd</u> | <u>Proposed</u> |
|---------------|---|--------------|-----------------|
| Section 8-7. | A two family dwelling is forbidden in an S-.5 district. | | |
| Section 14-2. | Lot area for additional unit is insufficient. | 4000 sf/u | 330 sf/u |
| Section 14-3. | Lot width is insufficient. | 60 ft. | 50 ft. |
| Section 14-4. | Street frontage is insufficient. | 60 ft. | 50 ft. |
| Section 20-1. | Rear yard is insufficient. | 50 ft. | 39 ft. |

The property, located on Weld Street at the intersection of Russett Road, contains a 2½ story frame structure. The two family occupancy is existing and has no significant affect on abutting properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2343, brought by Arthur McCarthy, 510-512 Weld Street, West Roxbury, for a forbidden use permit and four variances for a change of occupancy from a one family dwelling to a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The two family occupancy is existing and has no significant affect on abutting properties.

Z-2343
510-512 WELD ST.
THOMAS R. JES FIELD



Board of Appeal Referrals 1/6/72

Petition No. Z-2330
Eastern Gas & Fuel Associates
Meyers Bros. Parking System Inc.
182-212 Boylston Street, Boston

Petitioner seeks a conditional use permit to increase the capacity of a parking lot from 77 to 103 vehicles in a general business (B-10) district. The proposal violates the code as follows:

Section 8-7. A parking lot is conditional in a B-10 district.

The property, located on Boylston Street at the intersection of Park Square, contains an open air parking lot on 33,223 square feet of land. It is proposed to provide additional facilities for 26 cars. The staff is opposed. The proposed increase will only intensify the blighting influence of open air parking lots. Ample garage facilities exist in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-2330, brought by Eastern Gas & Fuel Associates, & Meyers Bros. Parking System Inc., 182-212 Boylston Street in the Park Plaza area, for a conditional use permit to increase the capacity of a parking lot from 77 to 103 vehicles in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. The proposed increase will only intensify the blighting influence of open air parking lots. Ample garage facilities exist in the area.

[illegible]

Board of Appeal Referrals 1/6/72

Petition Nos. Z-2258-2259
Maurice Epstein
718-720 Beacon Street &
590-592 Commonwealth Avenue;
722-724 Beacon Street, 594-598
Commonwealth Avenue & 20-24
Blandford Street, Boston

Petitioner seeks nine variances to erect an 18 story 300 unit hotel addition to an existing commercial - garage structure and for a change of occupancy from an art school, printing plant, coffee shop, store, cinemas, garage and office to hotel, cinemas, garages, restaurant, coffee shop, lounge and stores in a general business (B-4) district. The proposal violates the code as follows:

718-720 Beacon Street & 590-592 Commonwealth Avenue

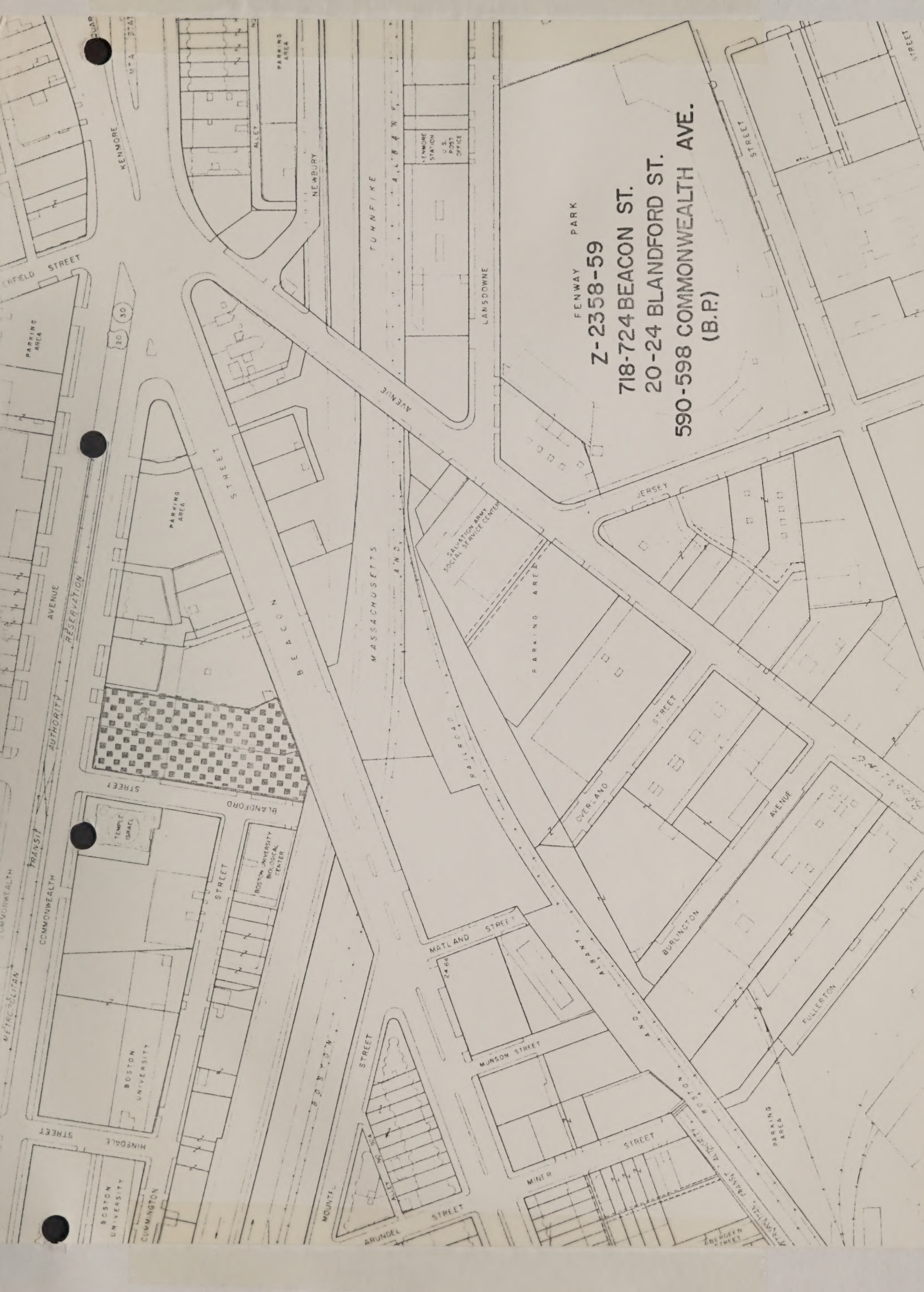
| | <u>Req'd</u> | <u>Proposed</u> |
|---|--------------|-----------------|
| Section 18-1. Front yard is insufficient. | 15 ft. | 0 |
| Section 19-1. Side yard is insufficient. | 15 ft. | 0 |
| Section 21-1. Setback of parapets is insufficient. | 21.6 ft. | 0 |
| Section 24-1. Off street loading bays are insufficient. | 3 bays | 0 |

722-724 Beacon Street; 594-598 Commonwealth Avenue & 20-24 Blandford St.

| | <u>Req'd</u> | <u>Proposed</u> |
|--|--------------|-----------------|
| Section 18-1. Front yard is insufficient (Comm. Avenue) | 15 ft. | 0 |
| Section 18-3. Corner traffic visibility is insufficient. | | |
| Section 18-4. Front yard is insufficient. (Blandford Street) | 15 ft. | 0 |
| Section 19-1. Side yard is insufficient. | 10 ft. | 0 |
| Section 21-1. Setback of parapet is insufficient. | 21.6 ft. | 0 |

The property, located on Beacon Street, Commonwealth Avenue and Blandford Street, contains two, 3 story structures. The proposal will essentially combine these structures and the addition into one building. The staff recommends that plans be submitted to the Authority for design review approval. These plans should include provisions for two loading bays, the reuse of retail space and exterior lighting and circulation. Recommend approval with proviso.

VOTED: That in connection with Petition Nos. Z-2258 - 2259, brought by Maurice Epstein, 718-724 Beacon Street, 590-598 Commonwealth Avenue & 20-24 Blandford Street, Boston, for nine variances to erect an 18 story, 300 unit hotel addition to an existing commercial - garage structure and for a change of occupancy from an art school, printing plant, coffee shop, store, cinemas, garage and office to hotel, cinemas, garage, restaurant, coffee shop, lounge and stores in a general business (B-4) district, the Boston Redevelopment Authority recommends approval provided the petitioner submits plans for the proposal to the Authority for design review. These plans should include provisions for two loading bays, the reuse of retail space and exterior lighting and circulation.



FENWAY PARK

Z-2358-59

718-724 BEACON ST.

20-24 BLANDFORD ST.

590-598 COMMONWEALTH AVE.

(B.P.)

Petition No. Z-2362
Massachusetts Teachers Association
20 Ashburton Place, Boston

Petitioner seeks a conditional use permit for a change of occupancy from an office building to an office building and university in a general business (B-8) district. The proposal violates the code as follows:

Section 8-7. A university is conditional in a B-8 district.

The property, located on Ashburton Place between Somerset and Bowdoin Streets, contains an eight story office building. The eventual owner and occupant of the structure will be Suffolk University, which will utilize it for classrooms and faculty offices. The structure presently houses the offices of the Mass. Teachers Association, the present owner, and several tenants. The site is appropriate, proximate to public transportation, and remote from the residential neighborhood. The Beacon Hill Civic Association indicates no objection.

Recommend approval.

VOTED: That in connection with Petition No. Z-2362, brought by Massachusetts Teachers Association, 20 Ashburton Place, Boston, for a conditional use permit for a change of occupancy from an office building to an office building and university in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. The site is appropriate; proximate to public transportation. The use is consistent with the institutional - office character of the area.



Z-2362

20 ASHBURTON PLACE
(B.P.)

Board of Appeal Referrals 1/6/72

Petition No. Z-2363
Vivian Marshall
699 Washington Street,
Dorchester

Petitioner seeks a forbidden use permit and a variance to legalize an existing three family occupancy in a residential (R-.8) district. The proposal violates the code as follows:

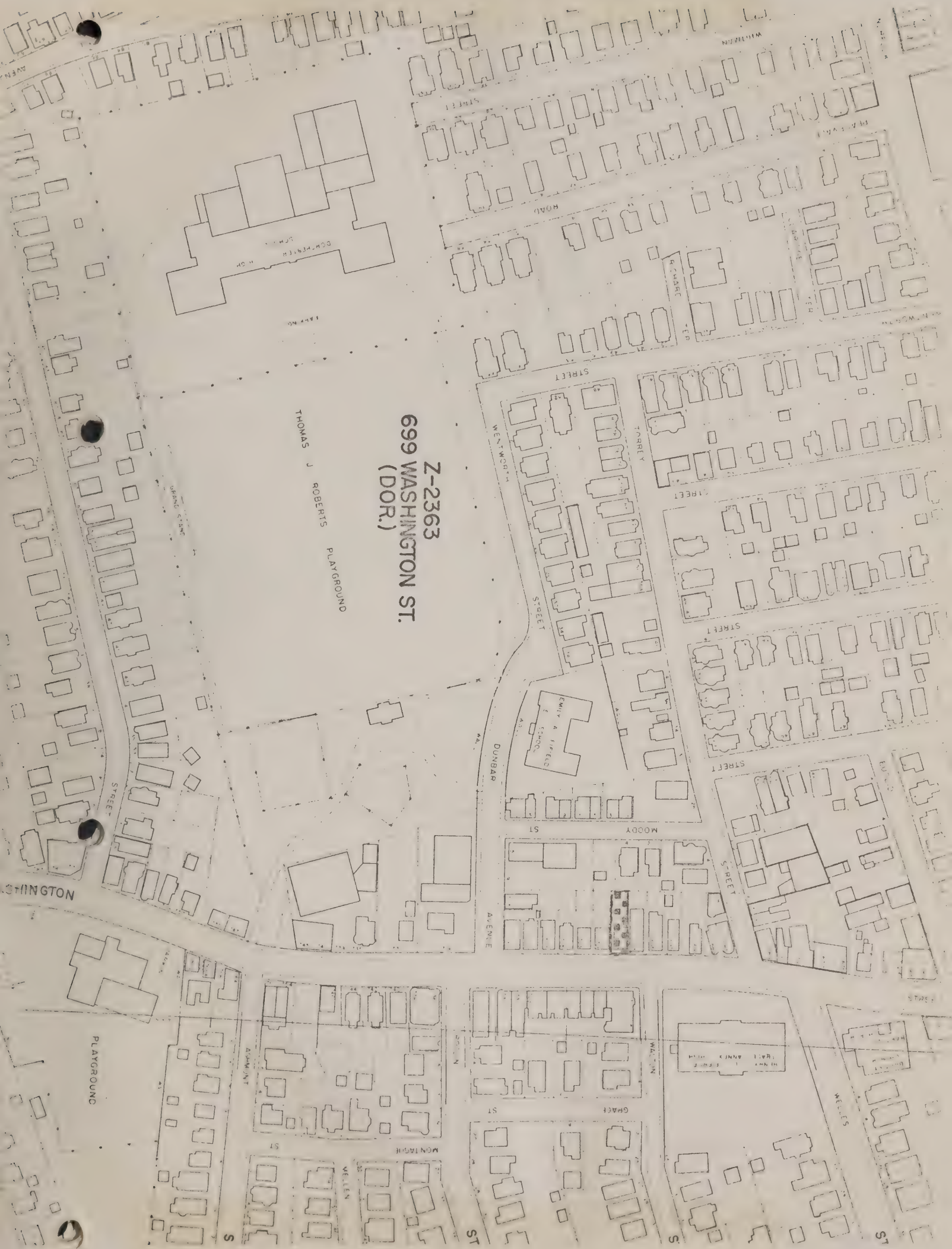
| | <u>Req'd</u> | <u>Proposed</u> |
|--|--------------|-----------------|
|--|--------------|-----------------|

| | | |
|--------------|---|--|
| Section 8-7. | A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.8 district. | |
|--------------|---|--|

| | | |
|---------------|--|-------------------|
| Section 14-2. | Lot area for additional dwelling unit is not provided. | 1500 sf/du 0 |
|---------------|--|-------------------|

The property, located on Washington Street between Torrey Street and Dunbar Avenue, contains a 2½ story frame dwelling. The three family occupancy has existed for many years and is compatible with surrounding residential properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2363, brought by Vivian Marshall, 699 Washington Street, Dorchester, for a forbidden use permit and a variance to legalize an existing three family occupancy in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The three family occupancy has existed for many years and is compatible with surrounding properties.



Z-2363
699 WASHINGTON ST.
(DOR.)

THOMAS J ROBERTS
PLAYGROUND

PLAYGROUND

Petition No. Z-2364
Alban Realty Corporation
Albin Baranowski, Treasurer
143 Sydney Street,
Dorchester

Petitioner seeks a forbidden use permit and three variances to legalize an existing six family occupancy in an apartment (H-1) district. The proposal violates the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|--|--------------|-----------------|
| Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an H-1 district. | | |
| Section 14-2. Lot area for additional dwelling unit is not provided. | 1000 sf/du | 0 |
| Section 17-1. Open space is insufficient. | 450 sf/du | 245 sf/du |
| Section 23-1. Off street parking is not provided. | 6 spaces | 0 |

The property, located on Sydney Street near the intersection of Sudan Street, contains a three story frame dwelling. The neighborhood is primary residential three family. The existing six family density is excessive and undesirable. Large family units are essential and much needed in the Dorchester community. Recommend denial.

VOTED: That in connection with Petition No. Z-2364, brought by Alban Realty Corporation, 143 Sydney Street, Dorchester, for a forbidden use permit and three variances to legalize an existing three family occupancy in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The existing six family density is excessive and undesirable in this three family neighborhood. Large family units are essential and much needed in the Dorchester community.



Petition No. Z-2365
Montessori Family Centre, Inc.,
94 Seaver Street, Roxbury

Petitioner seeks a conditional use permit for a change of occupancy from a two family dwelling to a day care center and one apartment in an apartment (H-1) district. The proposal violates the code as follows:

Section 8-7. A day care center is conditional in an H-1 district.

The property, located on Seaver Street at the intersection of Park View Street in the Washington Park Urban Renewal Area, contains a three story frame structure. In July, the petitioner initially requested the proposed conversion. Subsequently, the Authority recommended approval and the Board of Appeal concurred with provisos that a two car garage at the left side of the structure and a rear porch be removed. The petitioner now seeks relief from these provisos. The staff is of the opinion that removal of the rear porch, which supports a third floor room, would render a portion of the building unsafe. The garage has been repaired and is in good structural condition. The continued existence of the porch and garage will not effect the operation of this much needed community facility.
Recommend approval.

VOTED: That in connection with Petition No. Z-2365, brought by Montessori Family Centre, Inc., 94 Seaver Street, Roxbury, for a conditional use permit for a change of occupancy from a two family dwelling to a day care center and one apartment in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Removal of the rear porch, which supports a third floor room, would render a portion of the building unsafe. The garage has been repaired and is in good structural condition. The continued existence of the porch and garage will not effect the operation of this much needed community facility.

This is a black and white street map of a neighborhood. The map shows a grid-like arrangement of streets with numerous rectangular building footprints. Key streets labeled include CRAWFORD, RUTHVEN, HAROLD, SEVER, SIGORNEY, PARK VEIW, HUTCHINGS, BROOKLEGE, and STREET. A specific location is marked with a checkered square and labeled "Z-2365 94 SEAVER ST. (ROX.)". Other notable features include a "WALNUT ENTRANCE" near the bottom center, a curved road labeled "PLAYSTEAD" on the right, and several smaller streets like "BOLT", "SEMINAR", "HOMESTEAD", "PARKVIEW", and "SCHOOLBOY". The map also shows some open areas and what appears to be a park or sports field at the bottom right.

Board of Appeal Referrals 1/6/72

Petition No. Z-2368

Paul H. Beeman

242 Jamaicaaway, Jamaica Plain

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from four apartments to eight apartments in a residential (R-.8) district. The proposal violates the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|---------------|---|---------------------------|
| Section 8-7. | A dwelling converted for more families and not meeting the requirements of lot area is forbidden in an R-.8 district. | |
| Section 14-2. | Lot area for additional dwelling unit is insufficient. | 1500 sf/du 369 sf/du |

The property, located on the Jamaicaaway near the intersection of Parkwood Terrace, contains a 2½ story brick structure of which the legal occupancy is four families. However, it has been occupied by six families for several years. The petitioner now proposes to create two basement apartments. The proposal will have an injurious effect on the abutting properties and the general residential character of the neighborhood. The staff would be amenable to the legalization of the existing six units. Recommend denial of the proposed eight units.

VOTED: That in connection with Petition No. Z-2368, brought by Paul H. Beeman, 242 Jamaicaaway, Jamaica Plain, for a forbidden use permit and a variance for a change of occupancy from four apartments to eight apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposal will have an injurious effect on the abutting properties and the general residential character of the neighborhood. The Authority would be amenable to the legalization of the existing six units.

Z-2368

242 JAMAICAWAY

(J.P.)



Board of Appeal Referrals 1/6/72

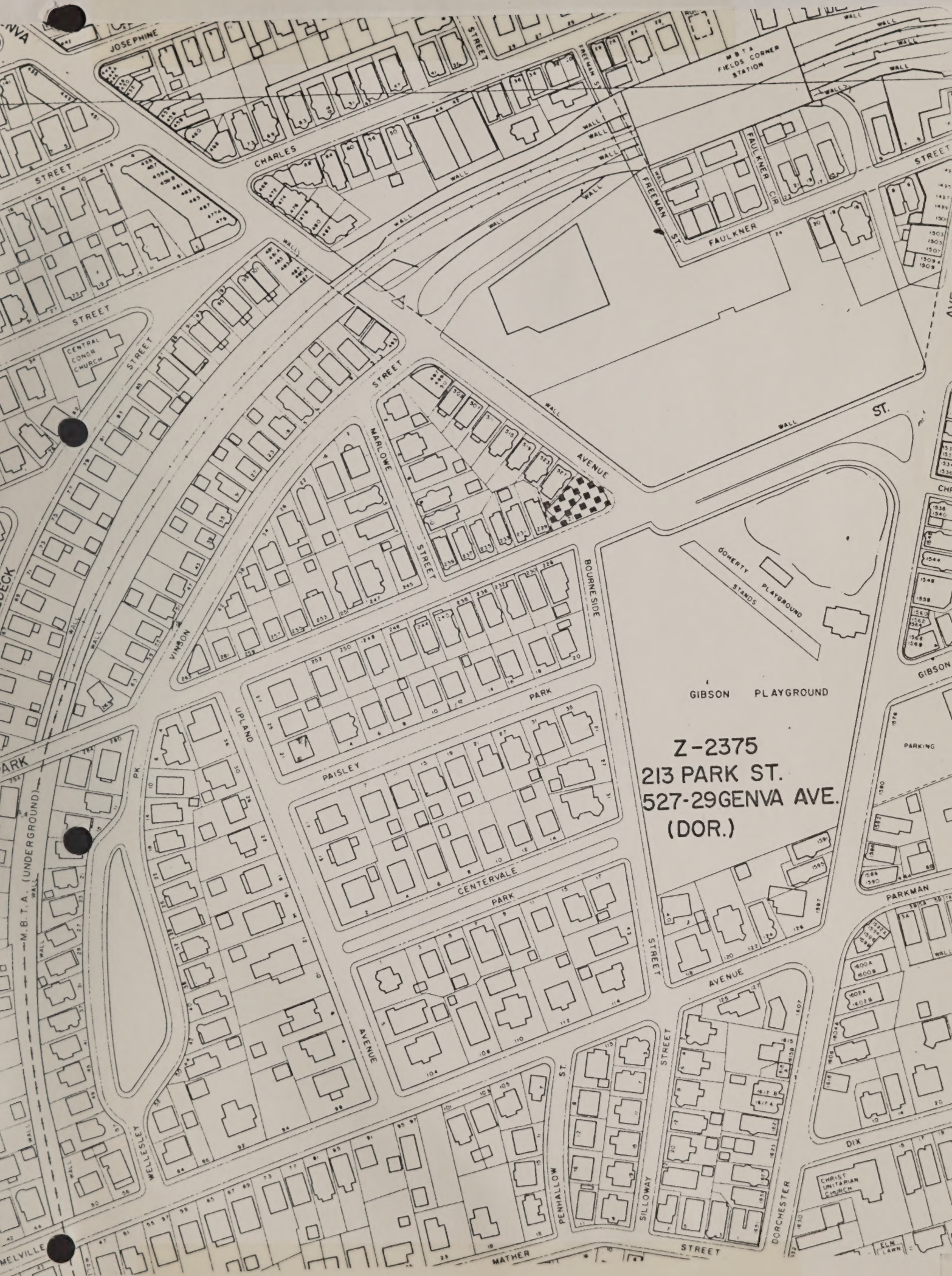
Petition No. Z-2375
Bryant Realty Inc. & Joseph
F. LaMonica
213 Park Street &
527-529 Geneva Avenue,
Dorchester

Petitioner seeks a forbidden use permit and three variances to erect a gasoline service station and office in a residential (R-.8) district. The proposal violates the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|--|--------------|-----------------|
| Section 8-7. A gasoline service station is forbidden in a R-.8 district. | | |
| Section 18-1. Front yard is insufficient. (Geneva Avenue) | 20 ft. | 10 ft. |
| Section 18-4. Front yard is insufficient. (Park Street) | 20 ft. | 4 ft. |
| Section 20-1. Rear yard is insufficient. | 40 ft. | 23 ft. |

The property, located at the intersection of Park Street and Geneva Avenue, contains a gas service station presently in operation and a three story frame dwelling which is occupied. It is proposed to demolish both of these structures and construct a new gasoline service facility. Demolition of the residential structure is contrary with the Board of Appeal guidelines for automobile service station construction. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2375, brought by Bryant Realty Inc. and Joseph F. LaMonica, 213 Park Street and 527-529 Geneva Avenue, Dorchester, for a forbidden use permit and three variances to erect a gasoline service station and office in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial as submitted. Demolition of the residential structure, which is occupied, is contrary with the Board of Appeal guidelines for automobile service station construction.



Z-2375
213 PARK ST.
527-29 GENVA AVE.
(DOR.)